

076.0

Map

0003

Block

0008.A

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised: 692,900 /

USE VALUE: 692,900 /

ASSESSed: 692,900 /

Total Card /

Total Parcel

692,900

692,900

692,900

PROPERTY LOCATION

| | | |
|----|--------|-----------------------|
| No | Alt No | Direction/Street/City |
| 30 | | BAKER RD, ARLINGTON |

OWNERSHIP

| | |
|-----------|-------------------|
| Owner 1: | LEWIS CHRISTOPHER |
| Owner 2: | CROWLEY JULIE |
| Owner 3: | |
| Street 1: | 30 BAKER RD |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA |
| Postal: | 02474 |

PREVIOUS OWNER

| | |
|-----------|---------------------------|
| Owner 1: | ROCHE EDWARD J JR--ETAL - |
| Owner 2: | ROCHE ROSEANNE E - |
| Street 1: | 30 BAKER RD |
| Twn/City: | ARLINGTON |
| St/Prov: | MA |
| Postal: | 02474 |

NARRATIVE DESCRIPTION

This parcel contains 11,087 Sq. Ft. of land mainly classified as One Family with a Split Level Building built about 1960, having primarily Wood Shingle Exterior and 1652 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bd rms.

OTHER ASSESSMENTS

| | | | |
|------|------------|--------|----------|
| Code | Descrip/No | Amount | Com. Int |
| | | | |
| | | | |
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PROPERTY FACTORS

| | | | | | | |
|------------|------|-------------|-----|---------|------|-------------|
| Item | Code | Description | % | Item | Code | Description |
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 2 | Above Stree |
| s | | | | Street | | |
| t | | | | Gas: | | |

LAND SECTION (First 7 lines only)

| | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|----------|-------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|------|-------|------------|-----------|--------|-----|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Infl | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
| 101 | One Family | | 11087 | | Sq. Ft. | Site | | 0 | 70. | 0.61 | 12 | | | Ledge | -10 | | | | | 474,143 | | | | | | 474,100 | |

IN PROCESS APPRAISAL SUMMARY

| | | | | | |
|--------------|-----------------|--------------------------------|------------|------------|-------------|
| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
| 101 | 11087.000 | 217,300 | 1,500 | 474,100 | 692,900 |
| | | | | | |
| | | | | | |
| | | | | | |
| Total Card | 0.255 | 217,300 | 1,500 | 474,100 | 692,900 |
| Total Parcel | 0.255 | 217,300 | 1,500 | 474,100 | 692,900 |
| Source: | Market Adj Cost | Total Value per SQ unit /Card: | 419.43 | /Parcel: | 419.4 |

PREVIOUS ASSESSMENT

| | | | | | | | | | | |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|------------|
| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
| 2020 | 101 | FV | 217,300 | 1500 | 11,087. | 474,100 | 692,900 | 692,900 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 212,600 | 0 | 11,087. | 440,300 | 652,900 | 652,900 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 212,600 | 0 | 11,087. | 440,300 | 652,900 | 652,900 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 212,600 | 0 | 11,087. | 386,100 | 598,700 | 598,700 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 212,600 | 0 | 11,087. | 352,200 | 564,800 | 564,800 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 176,700 | 0 | 11,087. | 311,600 | 488,300 | 488,300 | Year End Roll | 12/11/2014 |
| 2014 | 101 | FV | 176,700 | 0 | 11,087. | 294,600 | 471,300 | 471,300 | Year End Roll | 12/16/2013 |
| 2013 | 101 | FV | 173,200 | 0 | 11,087. | 280,400 | 453,600 | 453,600 | | 12/13/2012 |

SALES INFORMATION

| | | | | | | | | | |
|----------------|-----------|------|------------|-----------|------------|----|-----|-------|-------|
| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
| ROCHE EDWARD J | 56674-67 | | 3/31/2011 | | 475,000 | No | No | | |
| | 11783-351 | | 12/29/1969 | | 35,500 | No | No | N | |
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TAX DISTRICT

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|----------------|-----------|------|------------|-----------|------------|----|-----|-------|-------|
| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
| ROCHE EDWARD J | 56674-67 | | 3/31/2011 | | 475,000 | No | No | | |
| | 11783-351 | | 12/29/1969 | | 35,500 | No | No | N | |
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PAT ACCT.

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|----------------|-----------|------|------------|-----------|------------|----|-----|-------|-------|
| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
| ROCHE EDWARD J | 56674-67 | | 3/31/2011 | | 475,000 | No | No | | |
| | 11783-351 | | 12/29/1969 | | 35,500 | No | No | N | |
| | | | | | | | | | |
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BUILDING PERMITS

| | | | | | | | | |
|-----------|--------|----------|--------|-----|------------|----------|------------|--------------------|
| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
| 6/10/2019 | 848 | Redo Bas | 65,000 | O | | | | 365 sq bsmnt finis |
| 1/23/2013 | 103 | Redo Kit | 47,038 | C | | | | |
| 9/19/2012 | 1179 | Manual | 10,000 | C | | | | |
| 9/18/2012 | 1177 | Manual | 4,100 | C | | | | |
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ACTIVITY INFORMATION

| | | | |
|------------|--------------|-----|---------|
| Date | Result | By | Name |
| 10/8/2018 | MEAS&NOTICE | HS | Hanne S |
| 7/3/2013 | Info Fm Prmt | EMK | Ellen K |
| 5/16/2013 | Info Fm Prmt | EMK | Ellen K |
| 4/11/2013 | Info Fm Prmt | EMK | Ellen K |
| 4/11/2013 | Info Fm Prmt | EMK | Ellen K |
| 6/27/2012 | Left Notice | JBS | JOHN S |
| 12/12/2008 | Meas/Inspect | 294 | PATRIOT |
| 11/8/1999 | Mailer Sent | | |
| 10/14/1999 | Measured | 266 | PATRIOT |

Sign:

| | |
|--------------------------------|-------------|
| VERIFICATION OF VISIT NOT DATA | ___/___/___ |
|--------------------------------|-------------|

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

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2021

